

Asheville Area Riverfront Redevelopment Commission Meeting

January 9, 2014

Location: Asheville Area Chamber of Commerce Board Room

Member Attendees: Chair Pattiy Torno; Vice Chair Stephanie Brown; Asheville City Mayor Esther Manheimer; Buncombe County Commissioner David King; Woodfin Mayor Jerry Vehaun; Joe Ferikes; Pam Turner; Carleton Collins; Peter Sprague; Karl Koon; Cindy Weeks; George Morosani; Ricky Silver

Absent from meeting: Dan Hitchcock

Staff: Sam Powers, Judy Daniels, Stephanie Monson; Shannon Capezzali

Other attendees: Wayne Wheeler; Kate O'Hara; Tom Gallaher; David Pearson; Kristy Carver; Jay Richardson; Timothy Sadler; Ray Denny; Ann Mundy; Rich Lee

Chair Pattiy Torno opened the meeting at 4:02 pm.

ADMINISTRATIVE:

- The meeting has a quorum.
- A motion was made by Koon to adopt the December minutes. Seconded by Collins. The motion passed unanimously.
- The 2014 AARRC retreat and planning session will be discussed at the next meeting.

UPDATES:

Ad Hoc Subcommittees

- Networking Subcommittee – Sprague provided an update on the January 3, 2014 subcommittee meeting. Regular meetings are 4pm on the first Monday of each month at either the MHO or Morosani Offices. Four property owners in the RADTIP and Swannanoa corridor areas are currently identified for networking. Additional resources have been added to the networking toolbox including the CIBO and Riverlink newsletter. One in-person discussion has occurred with property owners. Google Docs is being used to store information obtained during meetings.
 - Brown suggested that the Economic Development Department be informed of relevant information obtained during these meetings.
 - Sprague will alert Commission members to upcoming networking meetings in the future.
- Rules Subcommittee – City legal staff reviewed and edited the proposed RDDRC to AARRC ordinance changes. AARRC Rules Subcommittee reviewed those edits on January 8, 2014 with no concerns. These items go in front of City Council on Tuesday, Jan 14, 2104 for adoption. The final details required to move the RDDRC design function over to the AARRC will be completed at the AARRC February 13, 2014 meeting.
- River District Design Review Committee – The Committee is awaiting information for several small projects. A solar project has been put on hold. The design team would like Harry Pilos of

RADLofts to return closer to permitting to provide more detail about color, material, and samples.

Other Updates

- Monson will provide information about the Lake Craig project timeframe in an email to the AARRC Commissioners.
- Ferikes provide an update on the New Belgium project. A Neighborhood Leadership Roundtable meeting took place on January 9, 2014 with an update from Gabe Quesinberry on construction progress. Site work currently consists of grinding the existing slab which will be reused on-site for soil stabilization. Fill Dirt will start arriving on site at the end of February. Jay Richardson of New Belgium says to expect between 100-150 trips, or 75 trucks per day on Riverside Drive between Broadway & Craven Streets. The expected completion date for the Brewery is late 2015. The expected completion of the Craven Street Improvements & the Greenway is spring 2016. Torno requested that New Belgium be mindful of heavy commuter traffic from 7 to 8:45am and 4 to 5:45pm, Monday thru Friday. New Belgium is distributing a postcard with contact information for anyone experiencing issues related to the construction process.
 - Torno stated that the Sierra Nevada site in Arden appears to have a similar design. The Commission may benefit from visiting that site to see what New Belgium might feel like once construction is complete. Members expressed interest in a trip.
- The Commission discussed the 2013 Annual AARRC Report draft. Information about the Gap Analysis will be removed from the report but may be revisited at the next retreat. The Networking Subcommittee bullet will be revised to list 'stakeholders' as the target for outreach.
- Tom Gallaher of Heritage Directions provided an update for the Riverside Drive Development Plan including a review of ten project highlights. The AARRC may make recommendations for the area to target for a potential Form Based Code. Manheimer stated that the Planning & Zoning Commission has been developing a list of prioritized areas to receive form-based codes with Haywood Road being the first. Council expects to complete a budget by July 1, 2014, so now is the time to communicate preferences while funding is still being allocated. Torno stated that the RADTIP area could be a good area of focus for a Form Based Code as it is only 2.2 miles long. 14 Riverside Drive may become a visitor's portal to include space to rent transportation (electric cars, bikes, etc.) in order to promote green tourism options. No inquiries have been made into the cost of a pedestrian bridge between New Belgium and Riverside Drive.
 - Monson provided information about the current timeline which is somewhat flexible. City Council and the AARRC Subcommittee will become familiar with the consultant recommendations for the project. On January 21, 2014 Stephanie Monson will appear with Tom Gallaher at the PED Subcommittee meeting to present the Riverside Drive slideshow. February 23 is a tentative public meeting for the East of the Riverway Initiative at the Wesley Grant Southside Community Center. The meeting will provide information about all aspects of the Initiative including greenways, transportation, the roundabout, Development Plan, and Scenario Planning deliverables. A similar presentation will go to Council on February 24. Staff would like the AARRC to cohost a

meeting with the Multimodal Committee, Planning & Zoning, and the Cultural Arts Commission to familiarize them with the recommendations. The final recommendations will go to Council with the intent to have the plan adopted and an implementation schedule drafted. The recommendations will also go to the County Commissioners.

NEW BUSINESS:

- Torno introduced the idea of sponsoring an Annual 'State of the Riverfront' event to highlight things happening in the riverfront area.
- Judy Daniel provided an overview of the City's Planning and Zoning (P and Z) Commission review process for the City's Comprehensive Plan. Planning and Zoning Commissioner Kristy Carter gave a brief presentation on current areas of concern: Zoning "hot spots"; expiring permits; and future land use recommendations.
 - Weeks suggested that P&Z members meet with the Design Subcommittee of the AARRC to discuss these issues.
 - Torno suggested adding areas along Amboy Road to the rezoning discussion.
 - Karl Koon has volunteered for P&Z and will be part of that discussion.

ANNOUNCEMENTS:

- A presentation from Dan Bachtold will go to City Council on January 14, 2014.
- The Economic Development Department has launched a new initiative to host a Riverfront Program Open House on the third Thursday of every month from 3 to 5pm in the 5th floor Large Conference room of City Hall. The open house focuses on informal conversations about what is happening in the riverfront area with time for questions, networking, and project-specific information. The next meeting will be Thursday, January 16, 2014. Stephanie Monson is the staff contact.

PUBLIC COMMENT:

- Timothy Sadler stated that the River Arts District is lacking kid and family-friendly programming and businesses. Due to the potential for future outdoor activities, this area is a good spot for a family friendly focus. This issue has been discussed at the Destination Asheville forum.

Meeting adjourned at 5:06 pm. The next meeting of the AARRC will be February 13, 2014 at 4:00 pm in the Asheville Area Chamber of Commerce Board Room.